

FEDERAL LAND STATUS REPORT

HILLCREST ADMINISTRATIVE SITE SIUSLAW NO. SIU626 SIUSLAW NATIONAL FOREST PACIFIC NORTHWEST REGION

I. SIUSLAW NATIONAL FOREST; LANE COUNTY, OREGON

Hillcrest Administrative Site
11459 Hillcrest Road
Mapleton, Oregon 97453

Lane County Map and Tax Lot Number: 1810110000700

The Legal Description for the property is as follows:

All of those lands conveyed by, Alice T. Robinson in a Warranty Deed to the United States of America, dated February 28, 1938, as recorded in the Lane County Deed Records, Volume 194 Page 453. The boundaries of this parcel were surveyed in 1987 as Lane County Survey Nos. 27778-27782, which addressed and eliminated ambiguities in the original legal description, the revised legal description for this parcel, per that survey, is as follows:

T. 18 S., R. 10 W., W.M.,

A portion of Sections 2 & 11, more particularly described as follows:

BEGINNING at the NW 1/16 corner of Section 11, Township 18 South, Range 10 West, W.M. Lane County, Oregon, THENCE,
South 88°59'51" East, 1488.84 feet, to an aluminum pipe and cap for Angle Point #2 in Section 11, THENCE,
North 00°27'36" West, 775.02 feet, to an aluminum pipe and cap for Angle Point #1 in Section 11, THENCE,
South 89°24'42" East, 430.31 feet, more or less, to the westerly Railroad Right-of-Way line, THENCE,
Northwesterly along the Railroad Right-of-Way line, 2,100 feet, more or less, to a point that is South 89°45'22" East, from the aluminum pipe and cap for Angle Point #4 in Section 2, THENCE,
North 89°45'22" West, 1,109.01 feet, more or less, to Angle Point #4, THENCE,
South 01°20'15" East, 296.70 feet, to an aluminum pipe and cap for the SW 1/16 corner of Section 2, THENCE,
South 89°07'23" East, 210.00 feet, to an aluminum pipe and cap for Angle Point #3 in Section 2, THENCE,
South 01°20'15" East, 210.00 feet, to an aluminum pipe and cap for Angle Point #2 in Section 2, THENCE,

North 89°07'23" West, 210.00 feet, to an aluminum pipe and cap for Angle Point #1 in Section 2, THENCE,
 South 01°20'15" East, 1054.24 feet, to an aluminum pipe and cap for the W 1/16 corner between Sections 2 & 11, THENCE,
 South 02°04'13" West, 951.87 feet, to the NW 1/16 for Section 11, and the Point of Beginning.

Containing 95.6 acres, more or less.

Current Zoning is F-1 Non-Impacted Forest Lands, Lane County, Oregon.

II. RIGHTS PREVIOUSLY CONVEYED OR PERMITTED BY THE UNITED STATES

1. Existing Contracts/Agreements/Memorandums of Understanding:

An MOU between the USDA Forest Service and the Bonneville Power Administration is currently associated with the property. The MOU is for electrical transmission lines and right-of-way. The BPA will provide the method necessary to ensure that the proper legal easements are in effect with the buyer at the time of closing.

An easement provided by the Huntington Shingle Company to the USDA Forest Service for a pipeline and wooden dam was agreed upon in February of 1951. The easement has not been utilized by the Forest Service in many years and will be terminated prior to conveyance of the property.

A Right-of-Way easement for a road over a portion of the SW1/4 NE1/4, Section 11, T. 18 S., R. 10 W., W.M., granted by Fred L. Zentz and Marie Zentz, husband and wife, and the same road over a portion of the NW1/4 NE1/4 Section 11, T. 18 S., R. 10 W., W.M., which was granted both by Robert L. Marshall, widower, AND Maple Lodge No. 139, Independent Order of Odd Fellows, to the USDA Forest Service, is recorded in Lane County Records. The easements will no longer be needed by the Forest Service and will be terminated when the property is conveyed into private ownership.

A Deed dated March 22, 1916, between Richard Clow and Linnie Clow, his wife, to Don L. Robinson, an exception for a road 30 links wide as then used, to be kept open to Richard Clow, his heirs and assigns, and to any owner of the described land. A thorough examination of the property attested that the road no longer exists.

In a Deed dated August 25, 1923, from Don L. Robinson to Alice T. Robinson, an exception for a road 30 links wide as then used, to be kept open to Alice T. Robinson, her heirs and assigns, and to any owner of the described land. A thorough examination of the property attested that the road no longer exists.

A Deed dated February 26, 1913, between Richard H. Clow and Linnie Clow, his wife, to Willamette Pacific Railroad Company, a corporation, specifies an agreement to maintain a suitable wagon road crossing in or near the subject property. Also included in the Deed is an agreement to construct and maintain a water pipe at a crossing through or under an undisclosed roadbed. A thorough examination of the subject property attested that neither a wagon road crossing nor water pipes are in existence at this time.

A Deed dated November 17, 1920, between Richard H. Clow and Linnie Clow, his wife, to E. G. Lichtenthaler references a lease then held on 2 acres of land for Shingle Mill purposes. There is no evidence of a shingle mill in existence anywhere within the subject property. At this time, a lease specifically for this purpose is presumed to be not practicable.

2. Special Use Authorizations:

A Special Use Permit for a transmission line between the USDA Forest Service and the Blachley-Lane County Cooperative Electric Association was issued in September of 1957 and Amended in February of 1971. The Special Use Permit will be terminated and a new easement will be provided to the Cooperative by the buyer during escrow.

A Special Use Permit for the use of 2.30 acres of land was issued in October of 1976, to the Mapleton Water District for the purpose of maintaining a municipal water transmission system and associated structures that provide domestic water to the community of Mapleton. An easement will need to be negotiated between the Mapleton Water District and the buyer during the escrow process.

UTILITIES: Current services to property

POWER:	Central Lincoln PUD 966 Highway 101 Florence, OR 97439 Phone: (541) 997-3414
WATER:	Mapleton Water District 88151 Riverview Ave Mapleton, OR 97453 Phone: (541) 268-4348
SEWER:	All septic.
TELEPHONE:	Verizon No local office Business Services - (800) 483-4000

3. Grazing Permits: None.
4. Mining claims: None.
5. Oil and Gas Leases: None.
6. Cost Share Agreements: None.
7. Withdrawals: None.
8. Existing Public Roads:
9. Water Rights:

An exclusive right for the use of the water from Beans Creek to the State of Oregon for the specific purpose of a State Salmon Hatchery. An express proviso within the document abandons the right to the water should the State Salmon Hatchery have no further use for the water. According to the Oregon Department of Fish and Wildlife, there has never been a State Salmon Hatchery established in the area. Therefore this water right shall be determined to be abandoned by the State of Oregon.

Water Right Certificate No. 23645 on file with the State of Oregon Water Department, grants the US Forest Service, Siuslaw National Forest, for the purpose of domestic use, the right to use the waters of Rice Creek. According to the Forest Hydrologist, this right has been forfeited by the Siuslaw National Forest, as the right has not been exercised for a period in excess of five years.

10. Reservations: None.

Prepared by: _____


CHUCK GLADNEY
Lands
Willamette National Forest


Date